

former GM Linden NJD 002 186 690

13

March 23, 2012

Mr. Gary Greulich
New Jersey Department of Environmental Protection
Northern Regional Office
7 Ridgedale Avenue
Cedar Knolls, NJ 07927

RE: Remedial Action Progress Report No. 3 for the Industrial #2 Redevelopment Area
Portion of the Former General Motors (GM) Linden Assembly Plant, 1016 West Edgar
Road, Linden, Union County, New Jersey 07036; DUK059.701.0106.

Dear Mr. Greulich:

On June 3, 2011, the New Jersey Department of Environmental Protection (NJDEP) approved the New Jersey Remedial Action Workplan and RCRA Corrective Measures Proposal Addendum No. 4 (RAWP) for the Industrial #2 Redevelopment Area of the Former GM Linden Assembly Plant (Site; SRP PI# 014755; EA ID# SUB090001; BFO File Number: 20-09-24). The June 3, 2011 approval letter requested a Remedial Action Progress Report for the Industrial #2 Redevelopment Area on/by September 30, 2011. Subsequent reports will be submitted on a quarterly basis.

This letter constitutes Remedial Action Progress Report No. 3 for the Industrial #2 Redevelopment Area. Hull & Associates, Inc. (Hull) has prepared this report on behalf of Linden Development LLC (Linden Development) to summarize remedial activities completed on the Site between January 1, 2012 and March 23, 2012.

Requirements, according to N.J.A.C. 7:26E-6.6, are shown below in ***bold italics***, with Hull/Linden Development's update following. The report certification required by N.J.A.C. 7:26E-1.5 is included in Attachment A.

1. ***NJDEP requires a description of each planned remedial action***
 - i. ***scheduled to be initiated or completed within the reporting period;***
 - ii. ***actually initiated or completed during the reporting period; and***
 - iii. ***scheduled but not initiated or not completed during the reporting period, including the reasons for the noncompliance with the approved schedule.***

Soil

As outlined in the approved RAWP, the remedial activities for soils on the Industrial #2 Redevelopment Area consist of the following:

- a. Excavation of approximately 1,715 yd³ of soil containing chemicals of potential concern (COPCs) at concentrations above applicable standards from AOI-7;



- b. Establishing deed restrictions or environmental covenants to maintain commercial/industrial land use at the Site;
- c. Regrading the site to achieve the grade necessary to support the proposed redevelopment;
- d. Constructing building slabs, parking areas and roadways and placing one foot of clean soil over geotextile fabric in future greenspaces to preclude direct contact exposures to future receptor populations and/or provide cover to historical fill material; and
- e. Surveying to demonstrate that all areas are covered with engineering controls (e.g., building slabs, parking areas and roadways) or one foot of clean soil.

With the exception of the targeted soil excavation activities within AOI-7, the remedial activities are directly related to construction activities associated with the future redevelopment at the Site which are dependent upon finalization of agreements with end users. Linden Development has been working throughout the reporting period to establish agreements with end users to ultimately occupy various portions of the Site. Given that end user agreements have not been established, the construction activities described in the RAWP have not yet been initiated.

During the reporting period, Linden Development issued a bid specification and solicited bids for conducting the AOI-7 excavation activities. Based on the results of the bid process, Linden Development awarded a contract to AWT Environmental Services, Inc. (AWT). Prior to starting the AOI-7 intrusive work, the areal extent of the excavation from the approved RAWP was marked in the field by surveyors from Control Point Associates.

AWT initiated the intrusive work on March 7, 2012 by removing surficial asphalt and concrete with an excavator. The hardscape cover was stockpiled near the work zone. AWT then excavated soils between March 7 and March 14, 2012. Excavated soils were stockpiled on plastic sheeting near the excavation and covered at the completion of each day with additional plastic sheeting.

Personnel from Hull observed the AOI-7 excavation activities and conducted field screening of the excavated soils and ambient air with a photoionization detector (PID). Upon reaching the areal extent and depth outlined in the approved RAWP, Hull personnel field screened excavation wall and base samples and collected confirmatory soil samples for laboratory analysis of volatile organic compounds. As outlined in the approved RAWP, the excavation was generally extended to a final depth of 10 feet below ground surface. The excavation was extended to approximately 11 feet in targeted areas that displayed elevated PID readings at 10 feet. The excavation is currently secured with fencing while the laboratory completes the analysis of the confirmatory samples. The excavation will be extended if necessary in late-March or early-April based on the laboratory results. Once confirmatory samples indicate the excavation is complete, the area will be backfilled with compacted structural fill pursuant to the approved RAWP.

At the time of this writing, laboratory results for the excavation confirmatory samples were pending from the laboratory. These results will be summarized in a future report. Similarly,

results of waste characterization samples from the stockpiled materials were still in process at the time of this writing. The stockpiled materials are scheduled for disposal at Clean Earth's facility in Carteret, NJ (NJDEP Permit No. CBG100002), pending receipt of the final characterization sampling results. Disposal of the excavated soils will be documented in a future report, as will excavation backfilling activities.

Groundwater

The RAWP for the Industrial #2 Redevelopment Area was limited to soils. Groundwater actions, if any, are related to resolution of the disputed groundwater issue between the Site and neighboring Merck Pharmaceutical facility. While evaluation of the disputed groundwater issue is ongoing, it is anticipated that groundwater monitoring will likely be required for the Industrial #2 Redevelopment Area. The monitoring requirements will be determined as part of the ongoing disputed groundwater evaluations and outlined as part of a separate, future document.

Storm Sewer (AOI-18)

Remedial activities associated with AOI-18 are complete, as documented to NJDEP in previous reporting efforts associated with the neighboring Retail and Industrial #1 Redevelopment Areas. Specifically, the storm sewer activities were documented in *Remedial Action Progress Report No. 1 for the Retail Redevelopment Area Portion of the Former General Motors Linden Assembly Plant*, dated November 23, 2009 and in *Remedial Action Progress Report No. 1 for the Industrial No. 1 Redevelopment Area Portion of the Former General Motors Linden Assembly Plant*, also dated November 23, 2009.

2. NJDEP requires discussion of problems and delays in the implementation of the RAWP, which should include proposals for corrections.

As discussed above, a majority of the remedial activities are directly related to construction activities associated with the future redevelopment at the Site which are dependent upon establishment of agreements with end users. Given current economic conditions, the construction activities described in the RAWP, with the exception of the AOI-7 excavation activities, will not be implemented until redevelopment deals with end users are established. Linden Development is continuing to pursue agreements with end users for the Industrial #2 Redevelopment Area. In the interim, conditions at the Site are stable given that GM's original cover types (asphalt, building pads, etc.) remain intact.

The AOI-7 excavation activities are anticipated to be completed in early-April 2012.

3. NJDEP requires proposals for a deviation from, or modification to, the approved RAWP.

No deviations from, or modifications to, the approved RAWP are planned or required at this time.

4. NJDEP requires submittal of a revised schedule pursuant to N.J.A.C. 7:26E-6.5, to reflect the changes as noted in 1 through 3 above.

As noted above, establishment of agreements with end users is the driving force behind the redevelopment of the Site and full implementation of the RAWP. Linden Development

continues to pursue agreements with end users and will provide updates in subsequent quarterly reports. The next progress report is scheduled to be submitted on or before July 1, 2012. The targeted excavation activities within AOI-7 were initiated on March 7, 2012 and are anticipated to be completed in early-April 2012.

5. NJDEP requires an updated status of all permit applications relative to the critical path schedule.

The permits required for initiation of the remedial activities are summarized below.

Permit/Approval Type	Status	Notes
Planning Board Approval	Approved 11/17/08	Site plan approved by City of Linden Planning Board
NPDES Permit (Storm Water)	Approved 9/16/09	NPDES Permit No. 0088323
Soil Conservation District	Approved 9/16/09	Approved by Somerset-Union Conservation District

6. NJDEP requires a listing of each remedial action to be performed during the next reporting period.

The AOI-7 excavation activities are anticipated to be completed early in the next reporting period. Stockpiled soils are scheduled for shipment off-site upon receipt of final waste characterization results in late-March or early-April 2012. The excavation will also be backfilled pursuant to the approved RAWP following receipt of final confirmatory sampling results in late-March or early-April 2012.

7. NJDEP requires costs of each remedial action

- i. Annual summary of all remedial action costs incurred to date; and**
- ii. Revised cost estimate for remedial actions remaining to be performed.**

Given that significant construction and remedial implementation has not yet commenced, no significant remedial costs have been accrued, with the exception of minor costs for the storm sewer cleaning (i.e., approximately \$7,000) and the currently ongoing AOI-7 excavation project. The costs for the current AOI-7 activities are anticipated to total approximately \$225,000 at project completion, which is below the amount used in the current remediation cost estimate.

The overall cost estimate for completing remedial activities remains consistent with that presented in the RAWP (i.e., approximately \$11,900,000 for earthwork and construction of engineering controls).

8. NJDEP requires a tabulation of sampling results [according to N.J.A.C. 7:26E-3.13(c)(3)] received during the reporting period and a summary of the data and any conclusions, presented in a format consistent with N.J.A.C. 7:26E-4.8.

No sampling results were received during the reporting period.

9. NJDEP requires a summary of active groundwater remedial actions

- i. groundwater elevation maps with groundwater flow shown immediately before and during active groundwater remediation;*
- ii. graphs depicting changes in concentrations over time for all impacted wells as well as all down-gradient wells;*
- iii. summary of volume of water treated since last reporting period and the total volume treated since active remedial action commenced; and*
- iv. Summary of groundwater contamination, indicating either that contamination remains above applicable standards (include a proposal detailing additional remedial actions) or that concentrations are below applicable standards.*

The RAWP for the Industrial #2 Redevelopment Area was limited to soils only. Therefore, this section is not applicable.

10. NJDEP requires a summary of natural remediation groundwater remedial actions

- i. Summary table of the groundwater monitoring results collected; and*
- ii. Conclusions whether data indicate that natural remediation is no longer appropriate (must then also submit a revised RAWP)*

The RAWP for the Industrial #2 Redevelopment Area was limited to soils only. Therefore, this section is not applicable.

11. NJDEP requires a description of all wastes generated as a result of the remedial action

- i. Tabulation of waste characterization samples collected, including the physical state of the material, volume, number of samples, analyses performed and results;*
- ii. Listing of types and quantities of waste generated by the remedial action during the reporting period as well as to date;*
- iii. Name of the disposal facility used;*
- iv. Transporters' dates of disposal; and*
- v. Manifest numbers of each waste shipment.*

No wastes were generated during the reporting period.

12. NJDEP requires that any additional support documentation that is available also be provided (photos, etc.).

Given that the majority of the remedial activities have not yet been implemented, no additional support documentation is available.

Mr. Gary Greulich
March 23, 2012
DUK059.701.0106
Page 6

The next scheduled remedial action progress report will include remedial actions completed between March 24, 2012 and June 30, 2012. Please feel free to contact Bill Dennis at (412) 446-0315 with any questions regarding the update provided herein.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Dennis III". The signature is fluid and cursive, with the last name "Dennis" being the most prominent part.

Bill Dennis
Senior Project Manager

Attachments

ct: Brian Strohl – Linden Development, LLC
Clifford Ng – U.S. EPA Region 2

ATTACHMENT A
Report Certification

Certification

**Linden Development, LLC
ISRA Case Number E20040531**

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge, I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.

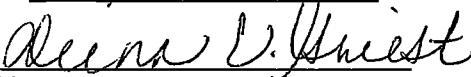
Date: 3/26/2012

Linden Development, LLC

By:


William J. DeBoer, Executive V.P.

Sworn to and subscribed to before
me on this 26th day
of March, 2012


Notary



Deena E. Griest
Notary Public-State of Ohio
My Commission Expires
May 29, 2012